

Prepared by and Return to:
Hugh H. Armistead, Attorney
P.O. Box 609
Olive Branch, MS 38654
601-895-4844

BOOK 306 PAGE 410

STATE MS. - DESOTO CO. *me*
FILED *vg*

SEP 16 2 12 PM '96

BK 306 PG 410
W.E. DAVIS CH. CLK.

GEORGE SNOW, ET UX,

GRANTORS,
TO

WARRANTY DEED
WITH RESERVATION OF LIFE ESTATE

RICHARD W. SNOW,

GRANTEE,

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, GEORGE SNOW and wife, ALBERTA SNOW, do hereby sell, convey and warrant unto RICHARD W. SNOW, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to wit:

An unplatted lot in the formerly unincorporated Village of Maywood, now incorporated into the City of Olive Branch, DeSoto County, Mississippi, Section 29, Township 1 South, Range 6 West, as shown in Plat Book 1, at Pages 10A and 10B, in the Chancery Clerk's Office of DeSoto County, Mississippi, more particularly described as follows:

Begin at an iron stake at the intersection of the Northwesterly line of Sylvan Lane and the Southwesterly line of West Shakhoka Drive; thence South 42 degrees 30 minutes West a distance of 109 feet to an iron stake; thence North 27 degrees a distance of 184.1 feet to an iron stake; thence North 63 degrees East a distance of 20 feet to an iron stake; thence South 60 degrees 44 minutes East a distance of 165.83 feet (called) (125.69 feet measured) to an iron stake; thence South 43 degrees 30 minutes East a distance of 43.18 feet to the Point of Beginning.

The above described property being located in the City of Olive Branch, DeSoto County, Mississippi, in the formerly unincorporated Village of Maywood as shown and described in Plat Book 1, at Pages 10A and 10B, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and in Section 29, Township 1, Range 6 West, DeSoto County, Mississippi, and being the same property conveyed to the Grantors herein by deed of record in Deed Book 146, at page 307, in the Land Deed Records of DeSoto County, Mississippi.

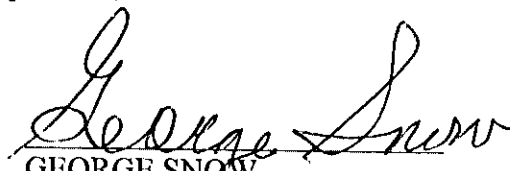
Index: NW 1/4 of said Section 29.

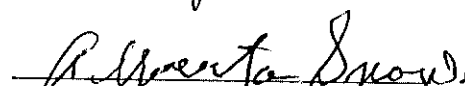
The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivision; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

The warranty in the Deed is further subject to the reservation by the Grantors herein of a life estate in the above-described real property.

Taxes for the year 1996 are to be paid by the Grantors and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 6th of September, 1996.


GEORGE SNOW


ALBERTA SNOW

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 6th day of September, 1996, within my jurisdiction, the within named GEORGE SNOW and wife, ALBERTA SNOW, who acknowledged that they executed the above and foregoing Warranty Deed.


NOTARY PUBLIC



Grantors' Address: 7390 Sylvan Lane, Olive Branch, MS 38654
Home # (601) 895-5046; Work # (601) 895-5046

Grantee's Address: 7390 Sylvan Lane, Olive Branch, MS 38654
Home # (601) 895-5046; Work # (601) 349-9907